

ORDINANCE NO. 08-319

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS AMENDING TITLE 12 OF THE MUNICIPAL CODE BY REVISING CHAPTERS 12.04, 12.08, 12.12, 12.16, 12.20, 12.24, 12.32, 12.40, 12.66, 12.68 AND ADDING CHAPTERS 12.22 AND 12.42 TO ADOPT BY REFERENCE THE FOLLOWING:

2007 CALIFORNIA ADMINISTRATIVE CODE PUBLISHED BY THE INTERNATIONAL CODE COUNCIL;

2007 CALIFORNIA BUILDING CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL;

2007 CALIFORNIA PLUMBING CODE, PUBLISHED BY THE INTERNATIONAL ASSOCIATION OF PLUMBING AND MECHANICAL OFFICIALS;

2007 CALIFORNIA MECHANICAL CODE, PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS;

2007 CALIFORNIA ELECTRICAL CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL

2007 CALIFORNIA ENERGY CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL;

2007 CALIFORNIA FIRE CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL;

2007 INTERNATIONAL EXISTING BUILDING CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL;

1997 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS, PUBLISHED BY THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS;

2007 CALIFORNIA REFERENCED STANDARDS CODE, PUBLISHED BY THE INTERNATIONAL CODE COUNCIL OF BUILDING OFFICIALS;

GREEN BUILDING REGULATIONS;

UNDERGROUNDING UTILITIES; AND,

AMENDING PORTIONS OF THOSE CALIFORNIA BUILDING STANDARDS MAKING EXPRESS FINDINGS OF LOCAL NECESSITY.

WHEREAS, the Ordinance amendments set forth below have been reviewed and considered by the City Council in accordance with the provisions of the California Environmental Quality Act of 1970, as amended ("CEQA"), and the guidelines promulgated thereunder and,

further, said Council finds that it can be seen with certainty that there is no possibility that said amendments may have a significant effect on the environment and said amendments are therefore exempt from the requirements of the CEQA pursuant to the provisions of Section 15061(b)(3) of Division 6 of Title 14 of the California Code of Regulations.

The City Council of the City of Los Altos does ordain as follows:

## TITLE 12. BUILDINGS AND CONSTRUCTION

Section 1. Title 12, Chapter 12.04 of the Municipal Code is hereby repealed.

Section 2. Title 12, Chapter 12.04 of the Municipal Code is hereby added to read as follows:

### CHAPTER 12.04 ADMINISTRATIVE CODE

#### 12.04.010 Adoption of the California Administrative Code.

There is hereby adopted by reference as if fully set forth herein, the 2007 edition of the California Code of Regulations, Title 24, Part 1, incorporating the California Administrative Code, published by the International Code Council, and each and all of its regulations and provision. One copy is on file for use and examination by the public in the office of the City Clerk.

Section 3. Title 12, Chapter 12.08, of the Municipal Code is hereby repealed.

Section 4. Title 12, Chapter 12.08, of the Municipal code is hereby added to read as follows:

### CHAPTER 12.08 BUILDING CODE

#### 12.08.010 Adoption of the California Building Code.

The 2007 California Code of Regulations, Title 24, Part 2, incorporates the 2007 California Building Code (2 volumes) and also the International Building Code 2006 Edition, published by the International Code Council, with the amendments and certain appendices as set forth in Section 12.08.020 is hereby adopted by reference as if fully set forth here. One copy of said code is on file in the office of the City Clerk for use and examination by the public.

#### 12.08.020 Amendments.

The Building Code referred to in Section 12.08.010 is adopted with the following amendments and certain Appendix Chapters as follows:

Appendix Chapter 1 Section 105.2 item 1 is deleted and replaced to read as follows, based upon the express finding of necessity set forth in Section 5(B)(1) of this Ordinance.

#### A. Work exempt from building permits.

Building permits shall not be required for free standing unenclosed play structures. Enclosed accessory structures used as play houses, tool and storage sheds, and similar use that are less than 120 square feet and exceed 6' (six feet) in height do not require a building permit but due require a site permit to comply with local zoning regulations.

Section 1614, 1614.1 and 1614.1.7 as reference in section 1613.1 with regard to American Society of Civil Engineers (ASCE 7) of the 2007 California Building Code is added to Chapter 16 to read as follows, based upon the express finding of necessity set forth in Section 5(B)(2) of this Ordinance.

B. Section 1614 Required Minimum Building Separation (Structural Formula Modification to ASCE 7.)

1614.1 General. The text of ASCE 7 shall be modified as indicated in this Section.

1614.1.7 ASCE 7, Section 12.12.3. Replace ASCE 7 Section 12.12.3 as follows:

12.12.3 Minimum Building Separation. All structures shall be separated from adjoining structures. Separations shall allow for the maximum inelastic response displacement ( $\Delta M$ ).  $\Delta M$  shall be determined at critical locations with consideration for both translational and torsional displacements of the structure as follows:

$$\Delta_M = C_d \delta_{max} \quad (\text{Equation 16-45})$$

where  $\delta_{max}$  is the calculated maximum displacement at Level x as define in ASCE 7 Section 12.8.4.3.

Adjacent buildings on the same property shall be separated by at least a distance  $\Delta_{MT}$ , where

$$\Delta_{MT} = \sqrt{(\Delta_{M1})^2 + (\Delta_{M2})^2} \quad (\text{Equation 16-46})$$

and  $\Delta_{M1}$  and  $\Delta_{M2}$  are the maximum inelastic response displacements of the adjacent buildings.

Where a structure adjoins a property line not common to a public way, the structure shall also be set back from the property line by at least the displacement,  $\Delta M$ , of that structure.

Exception: Smaller separations or property line setbacks shall be permitted when justified by rational analysis.

C. Only the following Appendix Chapters from the Building Code are adopted:

1. Appendix Chapter 1, Administration.
2. Appendix Chapter I, Patio Covers.
3. Appendix Chapter J, Grading.

12.08.030 Correction of Violations.

The issuance or granting of a permit or approval of plans under this Title shall not prevent the Administrative Authority from thereafter requiring the correction of errors in such plans and

specifications, or from preventing construction operations being carried on thereunder when in violation of this Code or of any other law, or from revoking any certificate of approval when issued in error.

- A. Expiration. Every permit issued shall become invalid unless the work on the site authorized by such permit is commenced within 180 days after its issuance, or if the work authorized on the site by such permit is suspended or abandoned for a period of 180 days after the time the work is commenced. The building official is authorized to grant, in writing, one or more extensions of time for periods not more than 180 days each.

Before such work can be recommenced, a new permit shall be first obtained, and the fee therefore shall be one-half (1/2) the amount required for a new permit for such work provided no changes have been made, or will be made, in the original plans and specifications for such work; and provided, further, that such a suspension or abandonment has not exceeded one year. In order to renew action on a permit after one year expiration, the permittee shall be required to pay a new full permit fee.

For the purpose of this section, failure to progress a project to the next level of required inspection shall be deemed to be abandonment of the project.

- B. Work commencing before permit issuance. Whenever any work for which a permit is required by the California Code of Regulations as adopted in this article has been commenced without first obtaining said permit, the entire project permit fees shall be double the amount set forth in fee schedule resolution. This provision shall not apply to emergency work when the administration authority determines that such work was urgently necessary and that it was not practical to obtain a permit therefore prior to the commencement of such work. In such cases, a permit shall be obtained as soon as it is practical to do so; and if there is an unreasonable delay in obtaining such permit, a double fee as provided in this section shall be charged.

Failure to comply with notices issued within five working days with regard to work commenced prior to permit issuance will result in Administration Citation Fees, Chapter 1.30 of the Los Altos Municipal Code.

#### **12.08.040 Fee Refunds.**

The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been is withdrawn or canceled before any plan reviewing is done.

The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

Section 5. Authority and Findings.

- A. This Ordinance is enacted pursuant to and in compliance with Health and Safety Code Section 18941.5 and as expressly permitted in Government Code Section 50022.2.
- B. Express Findings as required by Health and Safety Code 18941.5(c.). The City Council of the City of Los Altos hereby expressly finds that amendments to the Building Code adopted by this Ordinance and as described in section 12.08.020 are necessary for the protection of the public health, safety and welfare, due to the local climatic, geologic or topographical conditions.
  - 1. Section 105.2 (1) exempts one story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet from obtaining permits. Los Altos Municipal Code regulates structures over 6' (six feet) in height, therefore, these types of structures are regulated by local zoning regulations and are not exempt from obtaining site permits.
  - 2. Local Geological Conditions – The City of Los Altos is located in a highly active seismic region. The seismic separation is necessary to permit adjoining buildings, or parts thereof, to respond to earthquake ground motion independently and preclude possible structural damage due to pounding between buildings and other structures. The need to incorporate this modification into the code will help to assure that new buildings and additions to existing buildings are designed and constructed in accordance with the scope and objectives of the International Building Code.

Section 6. Title 12, Chapter 12.12 of the Municipal Code is hereby repealed.

Section 7. Title 12, Chapter 12.12 of the Municipal code is hereby added to read as follows:

**CHAPTER 12.12 PLUMBING CODE**

**12.12.010 Plumbing Code – Adoption of the California Plumbing Code.**

The 2007 California Code of Regulations, Title 24, Part 5, incorporates the 2007 California Plumbing Code and also the Uniform Plumbing Code 2006 Edition, published by the International Association of Plumbing and Mechanical Officials, with amendments and certain appendices set forth in Section 12.12.020 is hereby adopted. There is one copy of said code on file in the office of the City Clerk for use and examination by the public.

**12.12.020 Amendments.**

The Plumbing Code referred to in Section 12.12.010 is adopted with the following amendments and certain Appendix Chapters as follows:

Chapter 7 Section 710.1 is to read as follows, based upon the express finding of necessity set forth in Section 5.B.1 of this Ordinance.

- A. Drainage of Fixtures Located Below the Next Upstream Manhole or Below the Main Sewer level.  
Section 710.1 item 1 is deleted and replaced to read as follows, based upon the express finding of necessity set forth in Section 8.B.1 of this Ordinance.

All new, replaced or repaired building sewers both public and private sewer connections to the City main sewer system shall be protected from backflow of sewage by installing an accessible listed and approved type backwater valve.

- B. Chapter 12 Section 1211.18 is amended to read as follows, based upon express finding of necessity set forth in section 8.B.2 of this Ordinance.

Earthquake-actuated gas shutoff valves, certified by the State Architect as conforming to California Referenced Standard 12-16-1, shall be installed in all new buildings, and when reinstalling meters at the same location, and when relocating gas utility meters. Said gas shutoff valves shall be at or near the meter supplying gas to individual buildings.

- C. Only the following Appendix Chapters from the Plumbing Code are adopted:

1. Appendix A, Recommended Rules for Sizing the Water Supply System.
2. Appendix B, Explanatory Notes on Combination Waste and Vent Systems.
3. Appendix D, Sizing Storm Water Drainage Systems.
4. Appendix I, Installation Standards.
5. Appendix K, Private Sewage Disposal Systems.

Section 8. Authority and Findings.

- A. This Ordinance is enacted pursuant to and in compliance with Health and Safety Code Section 18941.5 and as expressly permitted in Government Code Section 50022.2.
- B. Express Findings as required by Health and Safety Code 18941.5(c). The City Council of the City of Los Altos hereby expressly finds that amendments to the Building Code adopted by this Ordinance and as described in section 12.08.020 are necessary for the protection of the public health, safety and welfare, due to the local climatic, geologic or topographical conditions.
1. Section 710.1 requires that fixtures installed on a floor level lower than the next upstream manhole cover of the public or private sewer, serving such drainage piping, shall be protected from backflow of sewage by installing an approved backwater valve. Due to the topography of the City of Los Altos it shall be required to install an accessible listed approved type backwater valve in all new, replaced or repaired public and private building sewer drainage piping.
  2. Local Geological Conditions – The City of Los Altos is located in a highly active seismic region. The need to incorporate this modification into the code will help to assure that all new buildings, and relocated gas meters for existing buildings equipped with these automatic gas shut off devices are designed to minimize fire, life and safety issues arising from damage due to an earthquake.

Section 9. Title 12, Chapter 12.16, of the Municipal Code is hereby repealed.

Section 10. Title 12, Chapter 12.16, of the Municipal code is hereby added to read as follows:

#### CHAPTER 12.16 MECHANICAL CODES

##### **12.16.010 Adoption of the California Mechanical Code.**

The 2007 California Code of Regulations, Title 24, Part 4, incorporates the 2007 California Mechanical Code and also the Uniform Mechanical Code 2006 Edition, is hereby adopted. There is one copy of said code on file in the office of the City Clerk for use and examination by the public.

Section 11. Title 12, Chapter 12.20, of the Municipal Code is hereby repealed.

Section 12. Title 12, Chapter 12.20, of the Municipal code is hereby added to read as follows:

#### CHAPTER 12.20 ELECTRICAL CODE

##### **12.20.010 Adoption of the California Electrical Code.**

The 2007 California Code of Regulations, Title 24, Part 9, incorporates the 2007 California Electrical Code and also the International Electrical Code 2006 Edition, published by the International Code Council, is hereby adopted. There is one copy of said code on file in the office of the City Clerk for use and examination by the public.

Section 13. Title 12, Chapter 12.22, of the Municipal code is hereby added to read as follows:

#### CHAPTER 12.22 ENERGY CODE

##### **12.22.010 Adoption of the California Energy Code.**

There is hereby adopted by reference as if fully set forth herein, the 2007 edition of the California Code of Regulations, Title 24, Part 6, incorporating the California Energy Code, published by the International Code Council, and each and all of its regulations and provision. One copy is on file for use and examination by the public in the office of the City Clerk.

Section 14: Title 12, Chapter 12.24 of the Municipal Code are hereby repealed.

Section 15: Title 12, Chapter 12.24 of the Municipal Code are hereby added to read as follows:

#### CHAPTER 12.24 FIRE CODE

##### **12.24.010 Adoption of 2007 California Fire Code and portions of the 2006 International Fire Code.**

There is hereby adopted by the city for the purpose of prescribing regulations governing conditions hazardous to life and property from fire or explosion, that certain code known as the 2007 California Fire Code and also the International Fire Code 2006 Edition including Appendix Chapters 1, 4, B and C save and except such portions as are hereinafter deleted, modified or amended by the Ordinance codified in this chapter. One copy has been filed for use and examination by the public in the office of the city clerk. Said codes are adopted and incorporated as fully as if set out at length herein, and from the date on which the Ordinance codified in this section

shall take effect February 22, 2008 said codes shall be in full force and effect within the limits of the city.

#### **12.24.015 Findings.**

The City Council of the City of Los Altos hereby expressly finds that amendments to the California Fire Code adopted by this Ordinance and commencing with section 12.24.080 are reasonably necessary for the protection of the public health, safety and welfare, due to the local climatic, geologic or topographical conditions specified as follows:

The City of Los Altos experiences low humidity, high winds and warm temperatures during the summer months creating conditions which are particularly conducive to the ignition and spread of grass, brush and structure fires. Additionally, the City of Los Altos is geographically situated adjacent to active earthquake faults capable of producing substantial seismic events. Since the City of Los Altos is divided by creeks, an expressway and other substantial traffic corridors, the occurrence of a major earthquake would significantly impact the ability of fire crews to respond to emergencies should one or more bridges collapse or be substantially damaged. In addition, fire suppression capabilities would be severely limited should the water system be extensively damaged during the seismic event. Therefore, mitigation measures are necessary such as; automatic fire suppression systems, communications systems, access to buildings, seismic protection, safety controls for hazardous materials and other safe guards in order to minimize the risks to citizens, firefighters and property due to the severity of the fire threat and potential response delays.

#### **12.24.020 Establishment and duties of the fire prevention division.**

- A. The California Fire Code shall be enforced by the fire prevention division in the fire department of the city of Los Altos which shall be operated under the supervision of the chief of the fire department.
- B. The city fire marshal shall be the chief of the fire prevention division and shall be appointed by the chief of the fire department.
- C. The chief of the fire department may assign members of the fire department as deputy fire marshals as shall be necessary. (Ord. 03-242 §§ 12, 13 (part))

#### **12.24.030 Definitions.**

- A. Wherever the words "board of appeal" are used, they shall mean the city council of the city of Los Altos or the body appointed by the council to pass on matters pertaining to fire safety.
- B. Wherever the words "fire prevention bureau" are used in the California Fire Code, they shall mean the fire prevention division of the fire department.
- C. Wherever the term "fire code official" is used it shall mean the chief of the fire department.
- D. Wherever the word "jurisdiction" is used in the California Fire Code, it shall mean the city of Los Altos.

#### **12.24.040 Establishment of limits of districts in which the storage of stationary tanks of flammable cryogenic fluids are to be prohibited.**

The limits referred to in Section 3204.3.1.1 of the California Fire Code in which the storage of flammable cryogenic fluids in stationary containers is prohibited are hereby established as all locations

of the City of Los Altos which are residential and congested commercial areas as determined by the fire code official.

**12.24.050 Establishment of limits of districts in which storage of flammable or combustible liquids in outside aboveground tanks is prohibited.**

The limits referred to in Section 3404.2.9.5.1 of the California Fire Code, in which the storage of flammable or combustible liquids in aboveground tanks is prohibited are hereby established as all locations of the City of Los Altos that are residential or congested commercial areas as determined by the fire code official.

**12.24.060 Establishment of limits of districts in which storage of flammable or combustible liquids in aboveground tanks is prohibited.**

The limits referred to in Section 3406.2.4.4 of the California Fire Code, in which the storage of flammable or combustible liquids in aboveground tanks is prohibited are hereby established as all locations of the City of Los Altos that are residential or other locations as determined by the fire code official.

**12.24.070 Establishment of limits in which storage of liquefied petroleum gases is prohibited.**

The limits referred to in Section 3804.2 of the California Fire Code, in which storage of liquefied petroleum gas is restricted, are hereby established as all locations of the City of Los Altos that are residential or congested commercial areas.

Exceptions: LPG may be used for industrial operations or when natural gas would not provide a viable substitute for LPG. Portable containers for temporary heating and/or cooking uses may be permitted if stored and handled in accordance with this code. Facilities in commercial areas for refueling portable or mobile LPG containers may be approved by the fire code official on a case by case basis.

**12.24.080 Fire Code Amendments.**

**DEFINITIONS**

Add the following definition:

**WORKSTATION** is a defined space or independent principal piece of equipment using hazardous materials where a specific function, laboratory procedure or research activity occurs. Approved or listed hazardous materials storage cabinets, flammable liquid storage cabinets or gas cabinets serving a workstation are included as part of the workstation. A workstation is allowed to contain ventilation equipment, fire protection devices, electrical devices, and other processing and scientific equipment.

**GENERAL PRECAUTIONS AGAINST FIRE**

**SECTION 308 OPEN FLAMES**

Delete Section: **308.3.5 Religious ceremonies.**

## VACANT PREMISES

Delete Section: 311.5 Placards.

Delete Section: 311.5.1 Placard Location.

Delete Section: 311.5.2 Placard Size And Color.

Delete Section: 311.5.3 Placard Date.

Delete Section: 311.5.4 Placard Symbols

Delete Section: 311.5.5 informational Use

## EMERGENCY PLANNING AND PREPAREDNESS

Amend Section 404.2 as follows:

**404.2 Where Required.** An approved fire safety and evacuation plan shall be prepared and maintained for the following occupancies and buildings.

1. Group A buildings having an occupant load of 100 or more persons.
2. Group B buildings having an occupant load of 500 or more persons
3. Group E: See §3.13 Title 19, CCR for regulations.
4. Group H
5. Group I. See §3.09 Title 19, CCR for regulations.
6. Group R-1. See §3.09 Title 19, CCR for regulations.
7. Group R-2. College and university buildings.
8. Group M buildings having an occupant load of 500 or more persons
9. Covered malls exceeding 50,000 square feet (4645 m<sup>2</sup>) in aggregate floor area.
10. Underground buildings.

Amend Section 404.3.1 as follows:

**404 3.1 Fire Evacuation Plans.** Fire evacuation plans shall include the following:

1. Emergency egress or escape routes and whether evacuation of the building is to be complete or, where approved, by selected floors or areas only.
2. Description of what the fire alarm, if required, sounds and looks like (audible and visual warning devices).
3. Procedures for employees who must remain to operate critical equipment before evacuating.
4. Procedures for accounting for employees and occupants after evacuation has been completed.
5. Identification and assignment of personnel responsible for rescue or emergency medical aid.
6. The preferred and any alternative means of notifying occupants of a fire or emergency.
7. The preferred and any alternative means of reporting fires and other emergencies to the fire

department or designated emergency response organization.

8. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
9. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided.

Amend Table 405.2 as follows:

TABLE 405.2

**FIRE AND EVACUATION DRILL  
FREQUENCY AND PARTICIPATION**

<b>GROUP OR OCCUPANCY</b>	<b>FREQUENCY</b>	<b>PARTICIPATION</b>
Group A	Quarterly	Employees
Group B <sup>a</sup>	Annually	Employees
Group E	See §3.09 Title 19, CCR	
Group I	See §3.09 Title 19, CCR	
Group R-1	See §3.09 Title 19, CCR	
Group R-2 <sup>b</sup>	Four annually	All occupants
High-rise buildings <sup>c</sup>	See §3.09 Title 19, CCR	

- a. Group B buildings having an occupant load of 500 or more persons.
- b. Applicable to Group R-2 college and university buildings only
- c. Applicable to high-rise office buildings only.

**USE AND OCCUPANCY- RELATED REQUIREMENTS**

- Delete Section: 408.2.2 Announcements.
- Delete Section: 408.3.1 First Emergency Evacuation Drill.
- Delete Section: 408.3.2 Emergency Evacuation Drill Deferral.
- Delete Section: 408.3.3 Time Of Day.
- Delete Section: 408.3.4 Assembly Points.
- Delete Section: 408.5.1 Fire Safety And Evacuation Plan.
- Delete Section: 408.5.2 Staff Training.
- Delete Section: 408.5.3 Resident Training.
- Delete Section: 408.5.4 Drill Frequency.
- Delete Section: 408.5.5 Resident Participation.
- Delete Section: 408.6 Group I-2 Occupancies.
- Delete Section: 408.6.1 Evacuation Not Required.
- Delete Section: 408.6.2 Coded Alarm Signal.
- Delete Section: 408.7 Group I-3 Occupancies.
- Delete Section: 408.7.1 Employee Training.
- Delete Section: 408.7.2 Staffing.
- Delete Section: 408.7.3 Notification.

Delete Section: 408.8 Group R-1 Occupancies.  
Delete Section: 408.8.2 Emergency Duties.  
Delete Section: 408.8.3 Fire Safety And Evacuation Instructions.

Amend Section 408.9 to read:

**408.9 Group R-2 Occupancies.** Group R-2 occupancies shall comply with the requirements of Sections 408.9.1 through 408.9.3 and Sections 401 through 406. Group R-2 college and university buildings shall comply with the requirements of Sections 408.9.1 through 408.9.6 and Sections 401 through 406.

Add Section 408.9.4 to read:

**408.9.4 First Emergency Evacuation Drill.** The first emergency evacuation drill of each school year shall be conducted within 10 days of the beginning of classes.

Add Section 408.9.5 to read:

**408.9.5 Time of Day.** Emergency evacuation drills shall be conducted at different hours of the day or evening, during the changing of classes, when the school is at assembly, during the recess or gymnastic periods, or during other times to avoid distinction between drills and actual fires. In Group R2 college and university buildings, one required drill shall be held during hours after sunset or before sunrise.

Delete Section: 408.10 Group R-4 Occupancies.  
Delete Section: 408.10.1 Fire Safety And Evacuation Plan.  
Delete Section: 408.10.2 Staff Training.  
Delete Section: 408.10.3 Resident Training.  
Delete Section: 408.10.4 Drill Frequency.  
Delete Section: 408.10.5 Resident Participation.

Amend Section 408.11.1.2 to read:

**408.11.1.2 Revisions.** The lease plans shall be revised annually or as often as necessary to keep them current.

## FIRE SERVICE FEATURES

### FIRE APPARATUS ACCESS ROADS

Amend Section 503.2.1 as follows:

**503.2.1 Dimensions.** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of 13 feet 6 inches (4115 mm).

#### Exception:

When there are not more than two Group R, Division 3, or Group U occupancies, the access road width may be modified by the fire code official.

## ACCESS TO BUILDINGS AND ROOFS

Add Section 504.4 to read:

**504.4 Access Control Devices.** When access control devices including bars, grates, gates, electric or magnetic locks or similar devices, which would inhibit rapid fire department emergency access to the building, are installed, such devices shall be approved by the fire code official. All access control devices shall be provided with an approved means for deactivation or unlocking by the fire department.

Access control devices shall also comply with Chapter 10 Egress.

## HAZARDS TO FIRE FIGHTERS

Add Section 507.4 to read:

**507.4 Roof Guardrails At Interior Courts.** Roof openings into interior courts that are bounded on all sides by building walls shall be protected with guardrails. The top of the guardrail shall not be less than 42 inches in height above the adjacent roof surface that can be walked on. Intermediate rails shall be designed and spaced such that a 12-inch diameter sphere cannot pass through.

**Exception:**

Where the roof opening is greater than 600 square feet in area.

## EMERGENCY COMMUNICATIONS SYSTEMS

Add Section 511.1 to read:

**511.1 Emergency Communication Systems.** In new buildings, or buildings expanded by more than 20%, or buildings in which a change in occupancy classification occurs where adequate interior emergency radio communication is not possible, a system or equipment that will provide emergency radio coverage acceptable to the fire code official shall be installed.

## BUILDING SERVICE AND FEATURES

### FUEL FIRED APPLIANCES

Add Section 603.4.2 as follows:

**603.4.2 Portable Unvented Heaters Used in Other Occupancies and Outside Locations.** Use of portable unvented heaters in other occupancies and outside locations shall be approved by the fire code official.

## ELECTRICAL EQUIPMENT, WIRING AND HAZARDS

Add Section 605.11 to read:

**605.11 Immersion Heaters.** All electrical immersion heaters used in dip tanks, sinks, vats and similar operations shall be provided with approved over-temperature controls and low liquid level electrical disconnects. Manual reset of required protection devices shall be provided.

## STATIONARY STORAGE BATTERY SYSTEMS

Add Section 608.6.3 to read:

**608.6.3 Failure of Ventilation System.** Failure of the ventilation system shall automatically disengage the charging system.

## FIRE PROTECTION SYSTEMS

### AUTOMATIC SPRINKLER SYSTEMS

Amend Section 903.2 as follows:

**903.2 Where Required.** Approved automatic sprinkler systems in new buildings and structures and in existing modified buildings and structures, shall be provided in the locations described in this section. Automatic fire sprinklers shall be installed per the requirements set forth in Sections 903.2.1 through 903.2.13 and as follows, whichever is the more restrictive:

#### Definitions

For the purposes of this section, certain words and phrases used herein are defined as follows: "Alteration" means to replace or make a change which will prolong the life of the supporting members of a structure, such as bearing walls, roof rafters, columns, beams, or girders.

1. An automatic sprinkler system shall be provided throughout all new buildings.
2. An automatic sprinkler system shall be provided throughout all existing buildings, when modifications are made that include alterations and/or additions of fifty (50) percent or greater to existing floor area, excluding basements.

#### Delete Exception # 1 to 903.2

Amend section 903.3 as follows:

**903.3 Installation requirements.** Automatic sprinkler systems shall be designed and installed in accordance with Sections 903.3.1 through 903.3.7 and Fire Department Standards.

## FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

Add Section 1404.8 to read:

**1404.8 Fire Walls.** When firewalls are required, the wall construction shall be completed (with all openings protected) immediately after the building is sufficiently weather-protected at the location of the wall(s).

## SECTION 1411 MEANS OF EGRESS

Amend Section 1411.1 as follows:

### **1411.1 Stairways Required.**

All floor levels above the first story in new multi-story buildings that require 2 exit stairs shall be provided with at least two usable exit stairways (temporary or permanent) after the floor decking is installed. The stairways shall be continuous and discharge to grade level. Stairways serving more than two floor levels shall be enclosed (with openings adequately protected) after exterior walls/windows are in place. Exit stairs in new and in existing, occupied buildings shall be lighted and maintained clear of debris and construction materials at all times.

**Exception:** For new multi-story buildings, one of the required exit stairs may be obstructed on not more than two contiguous floor levels for the purposes of stairway construction (i.e., installation of gypsum board, painting, flooring, etc.).

Add Section 1411.1.1 to read:

**Section 1411.1.1 Required Means Of Egress.** All new buildings under construction shall have a least one unobstructed means of egress. All means of egress shall be identified in the Fire Protection Plan.

## SEMICONDUCTOR FABRICATION FACILITIES

### DEFINITIONS

Amend the following definition to read:

**CONTINUOUS GAS DETECTION SYSTEM.** An approved gas detection system where the analytical instrument is maintained in continuous operation and sampling is performed without interruption. Analysis is allowed to be performed on a cyclical basis at intervals not to exceed 30 minutes. In occupied areas where air is re-circulated and not exhausted to a treatment system (e.g. breathing zone), the Chief may require a cyclical basis at intervals not to exceed 5 minutes. The gas detection system shall be able to detect the presence of a gas at or below the permissible exposure limit in occupiable areas and at or below ½ IDLH (or 0.05 LC 50 if no established IDLH) in unoccupiable areas.

Delete Definition: **Workstation.**

## STORAGE OF WOOD CHIPS AND HOGGED MATERIAL ASSOCIATED WITH TIMBER AND LUMBER PRODUCTION FACILITIES

Add Section 1907.6 to read:

**1907.6 Fire Protection Water Supply System.** An approved fire protection water supply and hydrant system suitable for the fire hazard involved shall be provided for open storage yards and processing areas. Hydrant systems shall be installed in accordance with NFPA 24.

## **STORAGE AND PROCESSING OF WOOD CHIPS, HOGGED MATERIALS, FINES, COMPOST AND RAW PRODUCT ASSOCIATED WITH YARD WASTE AND RECYCLING FACILITIES**

Add Section 1908.11 to read:

**1908.11 Fire Protection Water Supply System.** An approved fire protection water supply and hydrant system suitable for the fire hazard involved shall be provided for open storage yards and processing areas. Hydrant systems shall be installed in accordance with NFPA 24.

## **TIRE REBUILDING AND STORAGE**

Chapter 25 of the 2006 International Fire Code is adopted in its entirety.

## **HAZARDOUS MATERIALS**

Add Sec. 2703.9.10 to read:

**2703.9.10 Fire Extinguishing Systems for Workstations Dispensing, Handling or Using Hazardous Materials.** Combustible and non-combustible workstations, which dispense, handle or use hazardous materials, shall be protected by an approved automatic fire extinguishing system in accordance with Section 1803.10.

### **Exception:**

Internal fire protection is not required for Biological Safety Cabinets that carry NSF/ANSI certification where quantities of flammable liquids in use or storage within the cabinet do not exceed 500ml.

## **EXPLOSIVES AND FIRE WORKS**

Amend Section 3301.1 to read:

**3301.1 Scope.** For explosives requirements see Title 19 California Code of Regulations Chapter 10 and Section 3301.1.1 of this Chapter. For fireworks requirements see Title 19 California Code of Regulations Chapter 6 and Section 3301.1.2 of this Chapter.

### **Exceptions:**

1. The armed Forces of the United States, Coast Guard or National Guard.

2. Explosives in forms prescribed by the official United States Pharmacopoeia.
3. The possession, storage and use of small arms ammunition when packaged in accordance with DOTn packaging requirements.
4. The use of explosive materials by federal, state and local regulatory, law enforcement and fire agencies acting in their official capacities.
5. Items preempted by federal regulations.

Add Section 3301.1.1 to read:

**3301.1.1. Explosives.** . The possession, manufacture, storage, sale, handling, and use of explosives are prohibited.

**Exceptions:**

1. Possession, storage, handling and use of explosives for test and research purposes is allowed with permit and approval of the fire code official.
2. Possession, storage, handling and use of squibs, explosive nuts or bolts and similar small quantity explosive devices is allowed with permit and approval of the fire code official.

Add Section 3301.1.2 to read:

**3301.1.2 Fireworks.** The possession, manufacture, storage, sale, handling, and use of fireworks, including those fireworks classified as Safe and Sane by the California State Fire Marshal, are prohibited.

**Exceptions:**

1. Storage, handling and use of fireworks and pyrotechnic special effects outside of buildings when used for public or proximate audience displays, motion picture, television, theatrical and group entertainment productions when handled and used by a licensed pyrotechnic operator in accordance with Title 19 of the California Code of Regulations and permitted in accordance with this Chapter.
2. Storage, handling and use of pyrotechnic special effects fireworks inside of buildings, equipped throughout with an approved fire sprinkler system, when used for proximate audience displays or special effects in theatrical, television, motion picture and group entertainment productions and when handled and used by a licensed pyrotechnic operator in accordance with Title 19 of the California Code of Regulations and permitted in accordance with this Chapter.

Add Section 3301.1.3 to read:

**3301.1.3 Model Rocketry.** The storage, handling, and use of model rockets shall be in accordance with Title 19 of the California Code of Regulations and as approved by the fire code official.

## FLAMMABLE AND COMBUSTIBLE LIQUIDS

### STORAGE

Amend section 3404.2.7.5.8 to read:

**3404.2.7.5.8 Overfill Prevention.** An approved means or method in accordance with Section 3404.2.9.6.6 shall be provided to prevent the overfill of all Class I, II and IIIA liquid storage tanks. Storage tanks in refineries, bulk plants or terminals regulated by Sections 3406.4 or 3406.7 shall have overfill protection in accordance with API 2350.

Add section 3404.2.7.5.9 to read:

**3404.2.7.5.9 Automatic Filling of Tanks.** Systems that automatically fill flammable or combustible liquid tanks shall be equipped with overfill protection, approved by the fire code official, that sends an alarm signal to a constantly attended location and immediately stops the filling of the tank. The alarm signal and automatic shutoff shall be tested on an annual basis and records of such testing shall be maintained on-site for a period of five (5) years.

## APPENDIX CHAPTER 1

### PERMITS

Section 105.6.8 is amended to read as follows:

**105.6.8 COMPRESSED GASES.** An operational permit is required for the storage, use or handling at normal temperature and pressure (NPT) of compressed gases in excess of the amounts listed in Appendix Chapter 1, Table 105.6.8, to install any piped distribution system for compressed gases, or to install a non-flammable medical gas manifold system. A permit is required to install, repair, abandon, remove, place temporarily out of service, close or substantially modify a compressed gas system.

#### Exceptions:

1. Vehicles equipped for and using compressed gas as a fuel for propelling the vehicle.
2. Routine maintenance.
3. For emergency repair work performed on an emergency basis, application for permit shall be made within two working days of commencement of work.
4. Inert and simple asphyxiants at or below the amounts listed in Table 105-A.

Section 105.6.10 is amended to read as follows:

**105.6.10 Cryogenic fluids.** An operational permit is required to produce, store transport on site, use, handle or dispense cryogenic fluids in excess of the amounts listed in Appendix Chapter 1, Table 105.6.10 or to install a cryogenic vessel or piping system for the storage or distribution of cryogens.

#### Exception:

Permits are not required for vehicles equipped for and using cryogenic fluids as a fuel for propelling the vehicle or for refrigerating the lading.

Section 105.6.48 is added to read as follows:

**105.6.48 Day care facility.** An operational permit is required to operate a business as a day care facility for more than 6 people.

Section 105.6.49 is added to read as follows:

**105.6.49 Institutional.** A permit is required to operate, maintain, or use any institutional type occupancy. For the purpose of this Section, an institution shall be, but is not limited to: hospitals, children's home, home or institution for insane or mentally retarded persons, home or institution for the care of aged or senile persons, sanitarium, nursing or convalescent home, certified family care homes, residential care homes for the elderly, out of home placement facilities, halfway house, and day care nurseries or similar facility of any capacity.)

## INSPECTIONS

Section 106.5 is added to read as follows:

**106.5 Final Inspection.** No final inspection as to all or any portion of a development shall be deemed completed until the installation of the required fire protection facilities and access ways have been completed and approved. No final certificate of occupancy may be granted until the Fire Department issues notice of final clearance of such fire protection facilities and access ways to the Building Department.

## VIOLATIONS

Section 109.3 is amended to read:

**109.3 Violation penalties.** Violation penalties shall be in accordance with Title 1, Chapter 1.30 of the City of Los Altos Municipal Code.

Section 16: Title 12, Chapter 12.32 of the Municipal Code are hereby added to read as follows:

### CHAPTER 12.32 CALIFORNIA EXISTING BUILDING CODE

#### **12.32.010 Adoption of the California Existing Building Code.**

The 2007 California Code of Regulations, Title 24, Part 10, incorporates the California Existing Building Code, Appendix 1A, based on the 2006 International Existing Building Code, published by the International Code Councils, is hereby adopted. There is one copy of said code on file in the office of the City Clerk for use and examination by the public.

Section 17. Title 12, Chapter 12.40 of the Municipal Code is hereby repealed.

Section 18. Title 12, Chapter 12.40 of the Municipal Code is hereby added to read as follows:

### CHAPTER 12.40 UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS

#### **12.40 Adoption of the Uniform Code for the Abatement of Dangerous Buildings.**

The 1998 edition of the California Code of Regulations, incorporating the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, published by the International Conference of

Building Officials, is hereby adopted. There is one copy of said code on file in the office of the City Clerk for use and examination by the public.

Section 19. Title 12, Chapter 12.40 of the Municipal Code is hereby added to read as follows:

#### CHAPTER 12.42 CALIFORNIA REFERENCED STANDARDS CODE

##### 12.42.10 Adoption of the California Referenced Standards Code.

There is hereby adopted by reference as if fully set forth herein, the 2007 edition of the California Code of Regulations, Title 24, Part 12, incorporating the California Referenced Standards Code, published by the International Code Council, and each and all of its regulations and provision. One copy is on file for use and examination by the public in the office of the City Clerk.

Section 20. Title 12, Chapter 12.66 of the Municipal Code is hereby amended to read as follows:

#### CHAPTER 12.66 GREEN BUILDING REGULATIONS

##### 12.66.020 Definitions.

For the purposes of this chapter, certain words and phrases used herein are defined as follows:

“Alteration” means to replace or make a change which will prolong the life of the supporting members of a structure, such as bearing walls, roof rafters, columns, beams, or girders.

“Build It Green” means the Build It Green organization. Build It Green is a California professional non-profit membership organization whose mission is to promote healthy, energy and resource-efficient buildings.

“Certified Green Building Rater” means a person or organization determined by the building official to be qualified to perform inspections and provide documentation to assure compliance with the Build It Green program requirements.

“GreenPoint Rated” means the rating system developed by Build It Green.

“LEED” means the Leadership in Energy and Environmental Design program developed by the U.S. Green Building Council. The U.S. Green Building Council is a National professional non-profit membership organization whose mission is to promote buildings that are environmentally responsible.

“LEED Accredited Professional” means a person or organization determined by the building official to be qualified to perform inspections and provide documentation to assure compliance with the U.S. Green Building Council LEED requirements.

##### 12.66.030 Covered Projects.

This chapter shall apply to the new construction of the following types of buildings:

- A. New single family and multiple family homes.
- B. New commercial, mixed-use, and public and community facility buildings.

For the purposes of this chapter, new construction shall mean an entirely new main building, additions or alterations of fifty (50) percent or greater to existing buildings, excluding basements. This chapter shall not apply to accessory structures or to additions and alterations of less than fifty (50) percent to existing main buildings.

Section 21. Title 12, Chapter 12.66 of the Municipal Code is hereby amended to read as follows:

## CHAPTER 12.68 UNDERGROUNDING UTILITIES

### 12.68.010 Purpose.

The purpose of this chapter is to improve and maintain the visual quality and public and private views in the city, as well as to protect and enhance the health and quality of life of its citizens, by reducing the visual blight created by overhead utilities. (Ord. 07-312 § 1 (part))

### 12.68.020 Definitions.

For the purpose of this chapter, certain words and phrases used herein are defined as follows: "Alteration" means to replace or to make a change which will prolong the life of the supporting members of a structure, such as bearing walls, roof rafters, columns, beams, or girders

### 12.68.030 Undergrounding utilities.

It is the intent of the city to ensure that all new utility services and relocated existing utility services, are placed underground, including additions or alterations of fifty (50) percent or greater to existing buildings, excluding basements. Therefore, the following shall apply:

- A. In areas served by existing overhead facilities, all new service drops shall be installed underground from the most convenient existing pole.
- B. Relocations and extensions of existing overhead facilities shall be prohibited; provided, however, relocation of existing poles shall be permitted in some instances pursuant to Section 13.20.160 of the municipal code.
- C. The building official may grant exceptions to these requirements in cases where access across adjacent property is necessary, but is not legally or practically available. (Ord. 07-312 § 1 (part))

Section 22. The City Clerk is hereby directed to file a copy of this Ordinance with the California Building Standards Commission of the State of California.

Section 23. Constitutionality. If any section, subsection, subdivision, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional or otherwise void or invalid by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, subdivision, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, subdivisions, sentences, clauses or phrases be declared unconstitutional.

Section 24. This Ordinance shall become effective upon the commencement of the 31st day following the date of its passage and adoption.

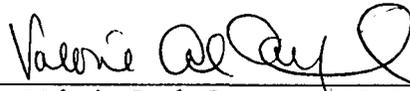
Section 25. This Ordinance shall be published as provided in Government Code section 36933.

The above and foregoing Ordinance was introduced at a regular meeting of the Los Altos City Council held on January 8, 2008, and was thereafter passed and adopted by the following roll call vote at a regular meeting of the Los Altos City Council held on January 22, 2008.

AYES: PACKARD, SATTERLEE CASAS, BECKER, CARPENTER

NOES: NONE

ABSENT: NONE



Valorie Cook Carpenter, MAYOR

ATTEST

  
Susan Kitchens, CITY CLERK

January 24, 2008